

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**21 Anderida Road, Lower Willingdon, Eastbourne, East Sussex, BN22 0PX**

**Chain Free £329,950 Freehold**

An opportunity has arisen to purchase this well presented **TWO BEDROOMED DETACHED BUNGALOW** in this favoured Lower Willingdon area of Eastbourne. Although the property does require some modernisation within, it does offer sealed unit double glazing, gas fired central heating, secluded gardens to rear with driveway parking to front, garage located in nearby block. The property is conveniently located within the Lower Willingdon area of Eastbourne being within walking distance of local shops at Freshwater Square off Anderida Road. Bus services pass along the nearby Seven Sisters Road. EPC =E



**Eastbourne town centre with its comprehensive range of comprehensive shopping facilities and mainline railway station is approximately four miles distant. Mainline railway stations can also be found at Polegate and Hampden Park.**

**\* ENTRANCE VESTIBULE \* HALLWAY \* SPACIOUS LIVING ROOM \* KITCHEN \* SPACIOUS CONSERVATORY \* TWO BEDROOMS \* SHOWER ROOM/WC \* GARDENS TO FRONT, \* SECLUDED GARDENS TO REAR \* DRIVEWAY PARKING \* GARAGE IN NEARBY BLOCK \* GAS FIRED CENTRAL HEATING \* SEALED UNIT DOUBLE GLAZING \* CHAIN FREE \***



## The accommodation

Comprises:

### ENTRANCE VESTIBULE

8'7 x 6'3 (2.62m x 1.91m )

With double glazed windows to front and side, internal door to:

### HALLWAY

With radiator, hatch to loft, coved ceiling, wall mounted thermostat for the gas central heating system with adjacent controller for hot water and heating. Airing cupboard with copper lagged tank, immersion switch and slatted shelving.

### LIVING ROOM

28'3 x 11'0 narrowing to 8'5 (8.61m x 3.35m narrowing to 2.57m )

Upvc double glazed windows to front, fireplace surround, television point, coved ceiling.

### CONSERVATORY

9'0 x 6'0 (2.74m x 1.83m )

With upvc windows to side and rear, door to rear garden.

### KITCHEN

10'5 x 8'8 (3.18m x 2.64m )

With a range of matching eye and base level units with moulded worktop surfaces with inset single drainer sink with chrome fittings. Space and plumbing for washing machine, space for slot-in gas cooker, space for fridge freezer, serving hatch to dining room, coved ceiling, gas meter and electric fuse board, upvc windows to rear.

### BEDROOM ONE

12'8 x 10'5 (3.86m x 3.18m)

Upvc windows to rear, radiator, coved ceiling.

### BEDROOM TWO

11'1 x 7'10 (3.38m x 2.39m )

Upvc windows to front, radiator, coved ceiling.

### SHOWER ROOM/WC

6'9 x 5'6 (2.06m x 1.68m )

With a colour suite comprising part tiled shower cubicle with thermostatic shower unit over, pedestal hand wash basin with chrome fittings.

### GARDENS TO FRONT

Principally laid to lawn.

### DRIVEWAY PARKING

Driveway parking for one vehicle to front.

### SECLUDED GARDENS TO REAR

With a spacious patio area leading to area principally laid to lawn with specimen trees to rear, close boarded fencing to sides and rear.

### GARAGE

Situated in a nearby block

### COUNCIL TAX BAND:

Council Tax Band - 'C' Wealden District Council.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### OPENING HOURS

We are open:-

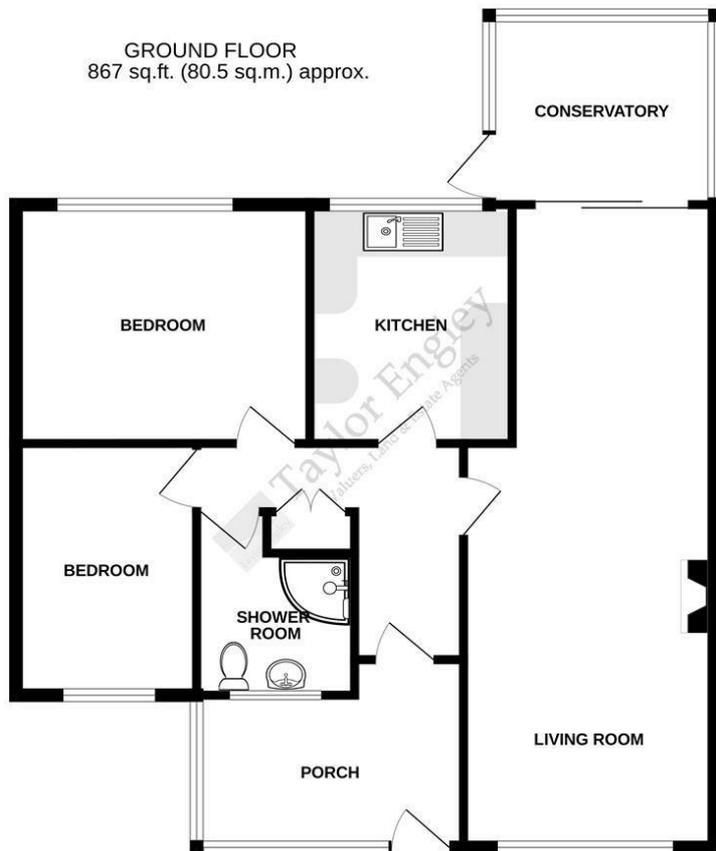
8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	54	73
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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